

Note: The following case(s) is/are included in this ad.
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Process No.	Applicant Name
<u>02-036</u>	<u>MARIE G. RENE</u>
<u>03-015</u>	<u>ANELI INVESTMENTS L. L. C.</u>
<u>03-190</u>	<u>DEVON RAMCHARAN</u>
<u>03-203</u>	<u>LEETTA TUFF</u>
<u>03-216</u>	<u>TODD RUDERMAN</u>

THE FOLLOWING HEARING WAS DEFERRED & REVISED FROM 11/19/03 TO THIS DATE:

HEARING NO. 03-9-CZ8-5 (03-190)

02-53-41
Council Area 08
Comm. Dist. 02

APPLICANT: DEVON RAMCHARAN

(1) BU-2 To BU-3

(2) Applicant is requesting to permit a lot area of 0.35 acre for used car sales and repairs (1 acre required).

Upon a demonstration that the applicable standards have been satisfied, approval of request #2 may be considered under §33-311(A)(16) (Alternative Site Development Option for the BU Zoning District) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

SUBJECT PROPERTY: That portion of alley lying east and adjacent to Lot 9, bounded by the north of the north line of Lot 9, extended east, bounded by the south on the south line of Lot 9 extended east, bounded on the east by the west line of Lots 10-12 in Block 10 of PINWOOD PARK, Plat book 6, Page 42 and all of Lots 10-12, Block 10 of PINWOOD PARK, Plat book 6, Page 42, less the east 40' thereof for road right-of-way.

LOCATION: The Northwest Corner of N.W. 96 Street & N.W. 7 Avenue; AKA 9600 N.W. 7 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 140' x 110'

BU-2 (Business - Special)

BU-3 (Business – Liberal)

THE FOLLOWING HEARING WAS DEFERRED & REVISED FROM 11/19/93 TO THIS DATE:

HEARING NO. 03-11-CZ8-3 (03-216)

1-53-41
Council Area 8
Comm. Dist. 3

APPLICANT: TODD RUDERMAN

(1) BU-2 to BU-3

REQUEST #1 ON PARCEL 2 ONLY

- (2) Applicant is requesting to waive the requirement that no fence or wall exceed 2.5' in height when located within 10' of the edge of the driveway leading to a public right-of-way; to waive same to permit a 7' metal picket fence with landscaping within the safe site distance triangle.
- (3) Applicant is requesting to waive the requirement that all uses be conducted within completely enclosed buildings or within an area completely enclosed with walls; to permit a recreational vehicle storage area enclosed by a metal picket fence with landscaping.
- (4) Applicant is requesting to permit a 13% landscaped open space (16% required).
- (5) Applicant is requesting to permit 0 lot trees (3 trees required).
- (6) Applicant is requesting to permit a 6' wide landscape buffer (7' required).

REQUESTS #2 - #6 ON PARCELS 1 & 2

Upon a demonstration that the applicable standards have been satisfied, approval of such request may be considered under §33-311(A)(16) (Alternative Site Development Option for the BU Zoning District) or under §33-311 (A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Value Store It," as prepared by Nelly Martinez Williams, dated 12/9/03 and consisting of 3 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: PARCEL I: All that part of the south ½ of the SW ¼ of the NW ¼ of the SW ¼ of Section 1, Township 53 South, Range 41 East, lying west of the west right-of-way line of the Interstate 95 Expressway, Plat book 81, Page 36, and lying east of the east right-of-way line of N.W. 7th Avenue, said east right-of-way line being 50' east of as measured at right angles and parallel to the west line of the SW ¼ of said Section 1, Township 53 South, Range 41 East; AND: All that part of the west ½ of the north 66' of the SW ¼ of the SW ¼ of Section 1, Township 53 South, Range 41 East, lying W/ly of the right-of-way of the Interstate 95 Expressway, less the west 50'. AND: PARCEL II: A portion of the NW ¼ of the SW ¼ of Section 1, Township 53 South, Range 41 East, being more particularly described as follows: Commence at the Southwest corner of the SW ¼ of the NW¼ of the SW ¼ of said Section 1; thence north along the west line of the SW ¼ of the NW ¼ of the SW ¼ of said Section 1 for 338.52'; thence N89°49'15"E along the south line of the north ½ of the SW ¼ of the NW ¼ of the SW ¼ of said Section 1 for 50' to the Point of beginning of the following described parcel; thence continue N89°49'15"E along the last described course for 268.38'; thence N0°9'36"E along the W/ly right-of-way line of Interstate 95, Plat book 81, Page 36 for 118'; thence

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HEARING NO. 03-11-CZ8-3 (03-216)

1-53-41
Council Area 8
Comm. Dist. 3

APPLICANT: TODD RUDERMAN

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S89°49'15"W along a line parallel with and 118' north of as measured at right angles to the south line of the north ½ of the SW ¼ of the NW ¼ of the SW ¼ of said Section 1 for 268.71'; thence south along a line parallel with and 50' east as measured at right angles to the west line of the SW ¼ of the NW ¼ of the SW ¼ of said Section 1 for 118' to the Point of beginning.

LOCATION: 9299 N.W. 7 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 3.08± Acres

BU-2 (Business – Special)

BU-3 (Business – Liberal)

THE FOLLOWING HEARING WAS DEFERRED FROM 12/17/03 TO THIS DATE:

HEARING NO. 03-12-CZ8-2 (02-36)

12-53-41
Council Area 8
Comm. Dist. 2

APPLICANT: MARIE G. RENE

- (1) MODIFICATION of Conditions #2 and #6 of Resolution 4-ZAB-265-86, passed and adopted by the Zoning Appeals Board, and further modified by Resolution Z-274-89, passed and adopted by the Board of County Commissioners, and reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Plans for Mr. & Mrs. Antoine Rochefort,' as prepared by Maracelin, dated 12-1-85 and last revised May 3, 1989."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Lord's Day Care Addition 332.0 sq. ft.,' as prepared by Arcon Engineering Group, Plan 'A' or Plan 'B' dated 6/16/01 and dated received 2/7/02 and consisting of 1 sheet each."

FROM: "6. That the use shall be restricted to a maximum number of 26 children."

TO: "6. That the use shall be restricted to a maximum number of 38 children."

The purpose of this request is to allow the applicant to submit 2 alternative site plans revising the previously approved plans for a day care center in showing an addition to the day care center and increasing the number of children allowed on this site.

- (2) NON-USE VARIANCE OF ZONING REGULATIONS to permit a classroom area of 978 sq. ft. (1,333 sq. ft. required).
- (3) NON-USE VARIANCE OF PARKING REQUIREMENTS to permit parking to back-out into the N.W. 84th Street Right-of-Way (not permitted).
- (4) NON-USE VARIANCE OF PARKING REQUIREMENTS to permit parking, auto stacking and drives within 25' of an official right-of-way (N.W. 84th Street) (not permitted).
- (5) NON-USE VARIANCE OF PARKING REQUIREMENTS to permit a minimum of 1 parking space (5 required).

REQUESTS #1 – 5 ARE ON PLANS "A" & "B"

Upon a demonstration that the applicable standards have been satisfied, approval of such request may be considered under §33-311(A)(7) or §33-311(A)(17) (Alternative Site Development Option for Modification or Elimination of conditions or Covenants After Public Hearing) and §33-311(A)(4)(b) or (c) (Alternative Non-Use Variance).

The aforementioned plans are on file and may be examined in the Zoning Department. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 7, Block 4, NEW LITTLE RIVER ACRES, Plat book 42, Page 21.

LOCATION: 17 N.W. 84 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 75.07' x 105.21'

PRESENT ZONING: RU-1 (Single Family Residential)

THE FOLLOWING HEARING WAS DEFERRED & REVISED FROM 12/17/03 TO THIS DATE:

HEARING NO. 03-12-CZ8-5 (03-203)

22-53-41
Council Area 8
Comm. Dist. 3

APPLICANT: LEETTA TUFF

- (1) Applicant is requesting approval to permit a proposed duplex with a lot area of 5,344 sq. ft. (7,500 sq. ft. required).
- (2) Applicant is requesting approval to permit a duplex with a lot frontage of 40'. (75' required).

Upon a demonstration that the applicable standards have been satisfied, approval of such requests may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(c) (Alternative Non-use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Proposed Duplex at 2236 N.W. 51 Terr., " as prepared by Charles C. Mitchell, P. E., dated 8/2/03 and consisting of 2 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lots 12 & 31, less the south 85' of Block 2, SUNNY SLOPE PARK, Plat book 15, Page 11.

LOCATION: 2236 N.W. 51 Terrace, Miami-Dade County, Florida.

SIZE OF PROPERTY: 40' x 133.6'

PRESENT ZONING: RU-2 (Two Family Residential)

HEARING NO.04-1-CZ8-1 (03-15)

36-53-40
Council Area 8
Comm. Dist. 6

APPLICANT: ANELI INVESTMENTS L. L. C.

UNUSUAL USE to permit a helipad on the roof of an existing building.

Plans are on file and may be examined in the Zoning Department entitled "Rooftop Heliport at Shoma Plaza," as prepared by Corradino, consisting of 3 pages, dated 12/4/03. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 6, Block 1, BLUE LAGOON WEST, SECTION ONE, Plat book 118, Page 76.

LOCATION: 5835 Blue Lagoon Drive, Miami-Dade County, Florida.

SIZE OF PROPERTY: 2 Acres

PRESENT ZONING: IU-2 (Industry – Heavy)